

Top profit- and loss-making resale deals in Q4 2024

Top profit-making deals by percentage (non-landed)

PROJECT NAME	LATEST TRANSACTIONED PRICE (\$)	LATEST UNIT PRICE (\$ PSF)	LATEST SALE DATE	PREVIOUS TRANSACTIONED PRICE (\$)	PREVIOUS UNIT PRICE (\$ PSF)	PREVIOUS SALE DATE	PROFIT (\$)	PROFIT (%)	TENURE	MARKET SEGMENT	DISTRICT	HOLDING PERIOD (YEARS)	ANNUALISED PROFIT (%)	AREA (SQ FT)
Hundred Palms Residences	1,820,000	1,900	Dec 30, 2024	818,300	854	Jul 22, 2017	1,001,700	122	99 years	OCR	19	7.4	11.3	958
Twin Waterfalls	1,470,000	1,468	Dec 11, 2024	665,280	665	Jul 4, 2012	804,720	121	99 years	OCR	19	12.4	6.6	1,001
The Tampines Trilliant	2,260,000	1,735	Dec 20, 2024	1,040,000	798	Jun 5, 2012	1,220,000	117	99 years	OCR	18	12.6	6.4	1,302
Hundred Palms Residences	1,650,000	1,869	Dec 27, 2024	760,200	861	Jul 22, 2017	889,800	117	99 years	OCR	19	7.4	11.0	883
Treasure Crest	1,470,000	1,534	Oct 9, 2024	693,000	723	Jul 16, 2016	777,000	112	99 years	OCR	19	8.2	9.6	958

Top profit-making deals by percentage (non-landed excluding ECs)

PROJECT NAME	LATEST TRANSACTIONED PRICE (\$)	LATEST UNIT PRICE (\$ PSF)	LATEST SALE DATE	PREVIOUS TRANSACTIONED PRICE (\$)	PREVIOUS UNIT PRICE (\$ PSF)	PREVIOUS SALE DATE	PROFIT (\$)	PROFIT (%)	TENURE	MARKET SEGMENT	DISTRICT	HOLDING PERIOD (YEARS)	ANNUALISED PROFIT (%)	AREA (SQ FT)
Rising Court	2,280,000	1,605	Oct 10, 2024	1,100,000	774	Jan 29, 2016	1,180,000	107	Freehold	RCR	15	8.7	8.7	1,421
Maple Woods	4,000,000	2,239	Nov 25, 2024	2,000,000	1,119	Sep 14, 2016	2,000,000	100	Freehold	RCR	21	8.2	8.8	1,787
High Park Residences	2,550,000	1,519	Oct 8, 2024	1,304,000	777	Jul 17, 2015	1,246,000	96	99 years	OCR	28	9.2	7.5	1,679
High Park Residences	1,910,000	1,557	Oct 14, 2024	1,025,000	835	Jul 17, 2015	885,000	86	99 years	OCR	28	9.3	7.0	1,227
Villa Marina	1,905,000	1,654	Nov 21, 2024	1,030,000	894	Apr 1, 2016	875,000	85	99 years	OCR	15	8.6	7.4	1,152

Top profit-making deals by quantum (non-landed)

PROJECT NAME	LATEST TRANSACTIONED PRICE (\$)	LATEST UNIT PRICE (\$ PSF)	LATEST SALE DATE	PREVIOUS TRANSACTIONED PRICE (\$)	PREVIOUS UNIT PRICE (\$ PSF)	PREVIOUS SALE DATE	PROFIT (\$)	PROFIT (%)	TENURE	MARKET SEGMENT	DISTRICT	HOLDING PERIOD (YEARS)	ANNUALISED PROFIT (%)	AREA (SQ FT)
Jadescape	10,150,000	2,399	Dec 9, 2024	5,800,000	1,371	Dec 24, 2019	4,350,000	75	99 years	RCR	20	5.0	11.9	4,230
Ardmore Park	11,250,000	3,900	Nov 22, 2024	8,200,000	2,843	Sep 5, 2016	3,050,000	37	Freehold	CCR	10	8.2	3.9	2,885
Leedon Residence	13,000,000	2,764	Nov 15, 2024	10,000,000	2,126	Jun 26, 2016	3,000,000	30	Freehold	CCR	10	8.4	3.2	4,704
Leedon Residence	7,500,000	2,810	Oct 21, 2024	4,900,000	1,836	Feb 27, 2016	2,600,000	53	Freehold	CCR	10	8.7	5.0	2,669
Rivergate	6,168,000	2,969	Dec 18, 2024	3,880,000	1,868	Sep 15, 2016	2,288,000	59	Freehold	CCR	09	8.3	5.8	2,077

Top loss-making deals by percentage (non-landed)

PROJECT NAME	LATEST TRANSACTIONED PRICE (\$)	LATEST UNIT PRICE (\$ PSF)	LATEST SALE DATE	PREVIOUS TRANSACTIONED PRICE (\$)	PREVIOUS UNIT PRICE (\$ PSF)	PREVIOUS SALE DATE	PROFIT (\$)	PROFIT (%)	TENURE	MARKET SEGMENT	DISTRICT	HOLDING PERIOD (YEARS)	ANNUALISED PROFIT (%)	AREA (SQ FT)
Altez	1,530,000	1,777	Oct 16, 2024	2,082,796	2,419	Jul 2, 2012	-552,796	-27	99 years	CCR	02	12.3	-2.5	861
The Peak @ Cairnhill I	1,320,000	1,916	Nov 4, 2024	1,715,610	2,490	Aug 28, 2018	-395,610	-23	Freehold	CCR	09	6.2	-4.1	689
Up@Robertson Quay	985,000	2,128	Dec 12, 2024	1,272,000	2,748	Sep 19, 2012	-287,000	-23	99 years	CCR	09	12.2	-2.1	463
Novena Regency	905,000	1,828	Oct 8, 2024	1,161,000	2,345	May 13, 2013	-256,000	-22	Freehold	CCR	11	11.4	-2.2	495
The Peak @ Cairnhill li	1,838,888	2,034	Nov 25, 2024	2,356,000	2,606	May 8, 2019	-517,112	-22	Freehold	CCR	09	5.6	-4.4	904

Top loss-making deals by quantum (non-landed)

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Orchard View	7,000,000	2,767	Oct 1, 2024	8,145,000	3,220	Jun 21, 2012	-1,145,000	-14	Freehold	CCR	09	12.3	-1.2	2,530
Silversea	9,200,000	2,016	Nov 19, 2024	10,200,000	2,235	Dec 30, 2014	-1,000,000	-10	99 years	RCR	15	9.9	-1.0	4,564
111 Emerald Hill	5,550,000	2,302	Nov 7, 2024	6,232,000	2,585	Feb 20, 2012	-682,000	-11	Freehold	CCR	09	12.7	-0.9	2,411
Oue Twin Peaks	3,398,000	2,428	Dec 26, 2024	4,029,120	2,879	Sep 7, 2016	-631,120	-16	99 years	CCR	09	8.3	-2.0	1,399
Marina Bay Residences	6,300,000	2,660	Dec 20, 2024	6,900,000	2,914	Oct 18, 2023	-600,000	-9	99 years	CCR	01	1.2	-7.4	2,368

Notes: Based on caveats downloaded on Jan 17, 2025. All are strata units.